

MINOCQUA PLANNING COMMISSION

AUGUST 31, 2006. Meeting was called to order at 7:30 a.m. by Chairman Handrick.

ROLL CALL: PRESENT: Chairman Handrick; Butch Welch; John Thompson; Jim Rude; Tom Mc Callum; Tom Koenen; Jerry Solem; Kurt Bloss, Oneida County P&Z; Judi Hunter, Secretary.

APPROVAL OF AGENDA AND MINUTES : Motion by Mc Callum, seconded by Koenen to approve August 31, 2006, agenda. Motion carried. Motion by Rude, seconded by Thompson to approval August 9, 2006 minutes. Motion carried.

OLD BUSINESS:

1. SIGN APPLICATION #22-06 - REVISED - Thomas Lynn, "Northwoods Worknsportz".

Moving sign to a new location as sign cannot be put on a berm. Scrolling sign will be eliminated.

Motion by Thompson, seconded by Mc Callum to recommend approval of revised sign application Contingent upon meeting all state and county requirements and 10:00 pm "shut off" of lighting. Motion carried.

2. CONDITIONAL USE APPLICATION & PRELIMINARY CONDOMINIUM PLAT #46-06 - Jeff Riegert for (17) seventeen condominium units at #12089 Kobart Rd., on property further described as part of G.L. 1, Section 9, T39N, R5E, Town of Minocqua (MI- 1692-1).

Jim Rein and Jeff Riegert present. Rude asked Rein if there were any changes in the density issues. Rein answered "no changes"! Rein gave commission and audience a review of project: Seventeen unit condo project on the north end of Squirrel Lake. Beach area will remain as is. Three parking stalls per unit. Storm water infiltration system with retention basin. Septic-pre-treatment system approved by state. Landscape plan submitted.

Handrick was concerned with cramming too much on a piece of property. "What is legal is not necessarily right". Mike Olp suggested that all condo units have sprinkler systems and that there be no weekly rental of units. Olp also stated that Riegert had a meeting at his place of business and stated at that time that he would not be having weekly rentals. There was concern about docking spaces and boats launched from public boat landing off Kobart Road and also the addition of more traffic on Kobart road. The DNR looks at lake issues as State issues, not Squirrel Lake issues as they are public waters. They set a base line and then turn over enforcement to Oneida County's Shoreland Regulations. Scott Jansen felt that Recreational Zoning is a right for developers to pilferage a piece of property and change the face of the lake by over usage. He also felt that more restrictions were needed regarding zoning. Question as to whether developer was willing to consider some changes to appease current landowners on Squirrel Lake. Could the Planning Commission put on specific conditions and requirements? If the town recommends non approval, county will completely ignore the town's wishes. A lot of commission members feel the same as current landowners regarding this project. Rude recommended taking out Units 2, 3, and 4 to reduce density.

After much discussion, Handrick asked to have commission members list all their concerns and conditions for the next meeting.

Handrick made a motion that the Minocqua Planning Commission recommend to the Town Board denial of Conditional Use Permit #46-06 and ask the Town Board not to forward to county until the commission completes their list of conditions and concerns. Motion withdrawn.

MOTION by Handrick, SECONDED by Rude to recommend to the Minocqua Town Board that they ask the county to not approve the permit for the following reasons:

1. The project would be disruptive and detrimental to neighboring properties and is not compatible with the adjacent lands in the area;
2. The property itself would need to be dramatically altered.

The motion goes on to recommend that the Minocqua Town Board pass along the following list of conditions the town would ask be considered if, in fact, the county issued the permit notwithstanding the town's objections:

- All condo units be sprinkled;
- Landscaping plan be submitted to the town with a landscaping bond equal to 80% of the estimated landscaping costs;
- The project be completed within 2 years;
- No transient rentals permitted (transient being defined as less than 1 month) and no time sharing of units;
- No outdoor storage of land toys including snowmobiles and ATVs;
- All units to have garages;
- An erosion control and storm water management plan to be developed, bonded, and paid by the developers;
- Layout of units to be consistent with design submitted at Planning Commission meeting of August 31, 2006;

Motion carried unanimously.

3. DISCUSSION – Robert Rynders, access, Hidden Woods subdivision, (Hwy 51S).

NO ACTION TAKEN.

NEW BUSINESS:

1. ADMINISTRATIVE REVIEW PERMIT #47-06 – LaVern Libke (owner) for addition to an existing auto repair business (9201 Cty Hwy J) on property described as Section 12, T39N, R6E, Town of Minocqua, (MI) 2183-23.

Motion by Welch, seconded by Koenen to recommend approval contingent upon meeting all state and county requirements. Motion carried.

2. ADMINISTRATIVE REVIEW PERMIT #48-06 – Margarita Miller for weekly rentals (8909 W. Minch/Lk Shishebogama) on property described as G.L.2 & 4, Section 2, T39N, R5E, Town of Minocqua, (MI)1621-1.

Motion by Rude, seconded by Welch to recommend approval per county requirements. Motion carried.

3. CONDITIONAL USE PERMIT #49-06 – Bryan Allen, applicant, Delores Cory, owner, Mexican Restaurant, (525 Flambeau St) on property described as Lot 1, Block 1, Section 14, R39N, R6E, Town of Minocqua, and (MI) 3201.

Bryan Allen present. "Taco Shack". Seating capacity 30, with take out. Has health permit from county. Fire suppression installed.

Motion by Handrick, seconded by Koenen to recommend approval contingent upon meeting all state and county requirements. Motion carried.

4. PRELIMINARY (2) LOT SUBDIVISION #50-06 - George Schopper, owner, on the following described property: SW SW Section 26 and NW NW Section 35, T39N, R6E, PIN# MI 2382 (7590 Hwy 51).

Stu Foltz present. Single lot into two lots with one existing Hwy access for both properties to use.

Motion by Welch, seconded by Mc Callum to recommend approval contingent upon meeting all DOT requirements. Motion carried.

Motion by Rude, seconded by Handrick to adjourn meeting at 10:00 am. Motion carried.

Respectfully Submitted,

Judi Hunter
Secretary